



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT MINUTES

JUNE 12, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

ATTENDANCE

Members present: Mahan and Veyna

Staff present: Hernandez and Plummer

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 21 E SOLA ST

Assessor's Parcel Number: 039-072-008
Zone: C-G
Application Number: PLN2019-00257
Owner: Roman Catholic Bishop La
Applicant: Erick Rojas

(This site is adjacent to a designated City Landmark: Our Lady of Sorrows Church. Proposal to replace three concrete steps at the non-historic rectory building with a new Americans with Disabilities Act (ADA) ramp, in the same location as the existing path of travel.)

Project Design Approval and Final Approval are requested. Landmark Findings are required.

Project Design Approval and Final Approval with the following finding as required for Landmarks in section 22.22.080 of the Municipal Code: the exterior alterations are being made for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

REVIEW AFTER FINAL APPROVAL**B. 701 ANACAPA ST**

Assessor's Parcel Number: 037-092-010
Zone: C-G
Application Number: PLN2018-00037
Owner: Miramar Management
Architect: Kevin Moore

(This building is a designated Structure of Merit: "Livingston Arts and Crafts Center", Plunkett Design. Proposal for shell and core improvements, including replacement of two existing windows, infilling the wall on the east elevation, and adding a new folding window system and bar-top. Project includes repairing existing pavers, and adding a new fountain at the east side of the building.)

Review After Final is requested to relocate the proposed serving window, and to adjust the Americans with Disabilities Act (ADA) entry door. Structure of Merit findings are required. Project was last reviewed on October 17, 2018.

Item postponed two weeks at the applicant's request.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 1334 ANACAPA ST**

Assessor's Parcel Number: 029-071-001
Zone: O-R
Application Number: PLN2019-00262
Owner: Fenton Family Trust 5/19/09
Applicant: Ann Fenton

(Proposal to remove an existing 50' x 18" Washingtonia Robusta, located at the front yard of an office building in El Pueblo Viejo Landmark District, as it was not part of the original landscaping and is competing for space and water with two existing trees.)

Project Design Approval and Final Approval are requested.

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL**D. 1438 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 019-185-007
Zone: RS-15
Application Number: PLN2016-00437
Owner: Bea Hyp Trust 12/20/01
Applicant: Brian Miller

(The Spanish Colonial Revival style residence, constructed in 1925 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to construct a new pedestrian gate at an existing single-family residence located in the Hillside Design District. The project includes hedges along the front lot line and reconfigured walkways and steps. A Minor Zoning Exception is requested for the previously permitted pedestrian gate to be increased from three feet to five feet in height within the first ten feet of the front yard.)

Review After Final is requested for a Minor Zoning Exception to allow the previously permitted pedestrian gate to be increased from three feet to five feet in height within the first ten feet of the front yard. Historic Resource findings are required. Project was last reviewed on October 19, 2016.

Approval of Review After Final with the following finding as required for Historic Resources in section 22.22.037 of the Municipal Code, the exterior alterations are being made in order to substantially aid in the enhancement of the Structure of Merit and with the following finding for a Minor Zoning Exception as required in section 30.245.060 of the Municipal Code:

1. The improvements are sited such that they minimize impacts to abutting properties;
2. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
3. The improvement will be compatible with the existing development and character of the neighborhood.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 401 SHORELINE DR**

Assessor's Parcel Number: 033-120-018
Zone: HC/P-R/SD-3
Application Number: PLN2019-00269
Owner: City of Santa Barbara
Applicant: Michelle Kostenuik

(Los Banos del Mar Pool is a designated City Landmark and listed on the National Register of Historic Places. Proposal to install a detached informational kiosk at the Cabrillo Street frontage. No improvements are proposed to the historic structure.)

Project Design Approval and Final Approval are requested. Landmark Findings are required.

Project Design Approval and Final Approval with the following finding as required for Landmarks in section 22.22.080 of the Municipal Code: the exterior alterations are being made for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

F. 2010 GARDEN ST

Assessor's Parcel Number: 025-331-015
Zone: RS-15
Application Number: PLN2019-00267
Applicant: Bruce Burlington

(The Mission Revival style residence, constructed in 1894, Crocker Row House #1, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to replace one door and nine windows within their existing frames with double pane casement and fixed windows, at the non-historic addition of the residence.)

Project Design Approval and Final Approval are requested. Historic Resource findings are required.

Item postponed two weeks at the applicant's request.

CONTINUED ITEM

G. 878 PASEO FERRELO

Assessor's Parcel Number: 029-272-001
Zone: RS-15
Application Number: PLN2019-00022
Owner: Evelyn Proctor
Applicant: Sarah Bronstad

(The Spanish Colonial Revival residence constructed in 1925 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for an 80 square foot bathroom addition at the northeast corner of the residence. Project includes abatement of violations listed in ZIR2018-00156 and ZIR2014-00476 by permitting miscellaneous site improvements including: widening the concrete driveway, retaining walls, fencing, gates, and an air conditioning unit. A Minor Zoning Exception is required for the location of the trash enclosure. The proposed total of 1,372 square feet on a 5,663 square foot lot is 53% of the maximum required floor-to-lot area ratio.)

No final appealable decision will be made at this hearing. Staff Hearing Officer review is required for a Front Setback Modification to allow the bathroom addition to encroach into the required 30'-0" front setback, an Interior Setback Modification to allow the bathroom addition to encroach into the required 10'-0" interior setback, an Open Yard Modification for the reduction of qualifying open yard, and a Hedge Modification to permit the existing hedge height. Project was last reviewed on March 20, 2019.

Public Comment:

The following individual spoke:

1. Lon Bailey

Continue indefinitely to the Staff Hearing Officer with comments:

1. The additional Interior Setback encroachment is aesthetically appropriate to residence and site.
2. All comments from the March 20, 2019 Consent Hearing are to be carried forward to the Staff Hearing Officer as cited:
 - a. The reduced open yard and setback encroachment due to the bathroom addition location and size is aesthetically appropriate to the existing residence listed as a historic resource and does not pose consistency issues with the Neighborhood Preservation Ordinance.
 - b. "Door A" at the bathroom addition is required to be a solid core door to address the potential for noise, and to be sensitive to the adjacent residence.
 - c. It would be appropriate for the window on the North elevation of the bathroom addition to be enlarged to allow for increased light and air.
 - d. The existing hedge heights are aesthetically appropriate to the site and do not pose consistency issues with the Neighborhood Preservation Ordinance.
 - e. A Minor Zoning Exception for the trash enclosure location and material would be acceptable when the project returns for project design approval.
 - f. The air conditioning unit and additional as-built site improvements are acceptable.

FINAL APPROVAL**H. 633 E CABRILLO BLVD**

Assessor's Parcel Number: 017-680-013
Zone: HRC-1/S-P-1/S-D-3
Application Number: PLN2019-00141
Owner: Fess Parker Doubletree Hotel
Applicant: Richard Calkins

(Proposal for improvements at the Hilton Santa Barbara Beachfront Resort, located in El Pueblo Viejo Landmark District and in the non-appealable jurisdiction of the coastal zone. Project includes a remodel to the existing bar patio area, including hardscape and landscape improvements, removal and replacement of a low site wall, addition of a new low site wall, gates, a glass windscreen, and pergola.)

Final Approval is requested. Project was last reviewed on May 1, 2019.

Continue two weeks with the comment that the landscaping shown on Sheet A-3 still appears sparse, include additional groundcover plantings or study additional plantings, and plant them in a way that is not linear.